

PDA-155-04-CMP

To: City of St. Louis Planning Commission

From: Don Roe

Subject: Public Hearing & Resolution for Amendment of the Strategic Land Use Plan (2005)

of the St. Louis Comprehensive Plan – Amendment # 16 – Part 1 (SMUA Corridors,

SMUA Nodes & General SLUP Map Update)

Date: February 26, 2016

Executive Summary

The Presentation and Public Hearing for proposed Amendment #16 - Part 1 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan will be held at the March 2, 2016 Planning Commission meeting. The public review period opened on February 10, 2016 and will end on March 2, 2016.

SLUP Amendment #16 contains 1) large-scale land use changes per the Opportunity Area (OA) Analysis Study and 2) general SLUP Map update per approved action items.

The amendment is based on 1) an analysis study of 50 Opportunity Area (OA) clusters and their vicinities that proposes large-scale strategic land use changes from OA to other SLUP land use categories and 2) a general SLUP Map update that proposes land use changes based on Planning Commission approved action items or where the adjacency provision was invoked.



Recommended Action

That the Planning Commission adopts and approves Amendment #16 - Part 1 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan for large-scale and general SLUP land use changes throughout the City for areas listed in Attachment "A" tables and maps.

Background

The Strategic Land Use Plan (SLUP) was initially adopted on January 5, 2005 and has been amended subsequently as part of the St. Louis Comprehensive Plan. Section 3.48.100.A of the St. Louis City Revised Code provides that "the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof." Prior to adoption or amendment, the Planning Commission shall conduct a public hearing as part of the review and approval process. Adoption and all amendments to the SLUP have been implemented according to procedures required by City Code and Section 89.360 RSMo. (2000).

The attached Exhibit "A" provides background information and a rationale for the proposed SLUP amendment. This document has been available for public review on PDA's website (https://www.stlouis-mo.gov/planning/ since February 10, 2016. More detailed information has been compiled in the following narrative, and a presentation will be made by PDA staff at the March 2, 2016 Planning Commission meeting.

The proposed SLUP amendment is based on PDA's 1) year-long analysis of the 50 clusters of Opportunity Area (OA) in the original SLUP (2005) and 2) a compiled list of SLUP changes due to Commission approved action items since the last general update (March 2014).

Opportunity Area Analysis Study

• The goal of the OA Study is to pro-actively recommend large-scale transitions from the vague Opportunity Area (OA) category to the other more specific nine (9) designated SLUP land use categories. The study methodology recommends new land uses based on 1) land use trends since 2005, 2) current development patterns and 3) planning principles to fulfill the SLUP's two main purposes.

"To provide direction for those who wish to make new investments in our City, and

"To provide stability and opportunities for those who already live, work and build their business here."

- Attached Tables provide Neighborhood, Existing Land Use and Proposed Land Use information for each featured Opportunity Area.
- Color land use maps display Existing Land Use and Proposed Land Use for the five (5)
 Specialty Mixed Use Area (<u>SMUA Corridors</u>) on a central corridor map that features OA #26
 (Midtown Corridor), OA #27 (Downtown West Corridor), OA #28 (Market to I-64 Corridor),
 OA #29 (East Chouteau Corridor), OA #30 (West Chouteau Corridor) and the vicinities of all
 five of the SMUA Corridors.
- Color land use maps display Existing Land Use and Proposed Land Use for the three (3) Specialty Mixed Use Area (SMUA Nodes) on vicinity maps of OA #18 (Skinker Delmar Station), OA #33 (Forest Park & Spring) and OA #42 (Cherokee & Lemp).
- The broad scope and city-wide geography of the Opportunity Areas Study will result in a total package of proposed land use changes included in Amendment #16 at two or more meetings. Future SLUP changes under Amendment #16 will have new public notices and hearings.

General SLUP Map Update

- The proposed changes to the SLUP map for the general update includes multiple locations with measurable land use changes since the last general update in March, 2014. This is not intended as a complete review and revision of the SLUP. The changes are of two types:
 - 1) The proposed change of SLUP land use is based directly on action items approved by the Planning Commission (Chapter 99 Plan, Adopted Plan or Rezoning) generally during the last two years where development is completed or the adjacency provision is invoked.
 - 2) The proposed change of SLUP land use (Opportunity or Development Areas) is based on suitable development having occurred over time and action items approved by the Planning Commission on the same City Block (Chapter 99 Plan, Adopted Plan, Rezoning or Street Vacation) have been approved.
- Color land use maps display Existing Land Use and Proposed Land Use for six (6) general items including: 1) Industrial development (1300 & 1250 S. 3rd St.), 2) Industrial development (2713 & 2839 Chouteau Ave), 3) Residential and Commercial development (3900-4017 Delmar Blvd., 4) Institutional development (A T Still University 1500 Park Ave.), 5) Open space preservation (821 Park Ave.) and 6) Industrial development / Manufacturing addition (2524-2630 Glasgow).

Comments

On approval of SLUP Amendment #16 – Part 1, all approved items will be placed in the Planning Commission files and the City's computer-based Geographic Information System (GIS) will be updated with the changes. Notification of Amendment #16 to the SLUP map will be certified by the Chairman and conveyed as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City entities: Board of Aldermen, City Register, and Recorder of Deeds with a complete set of prior amendments, original document, and updated map of the entire City which reflects all the amendments.

PDA promotes the use of the Strategic Land Use Plan of the St. Louis Comprehensive Plan as a citywide document and the published printed maps have stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

SLUP information is available on PDA's website. The printed version directs one to the website for updates. The website allows people to zoom in to view specific areas of the City, as viewing the entire City is difficult on the computer. This update will make close-in views accurate and up to date. Printed map copies are available at a fee.

Requested Action

That the Planning Commission adopts and approves Amendment #16 – Part 1 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan -- as shown on the tables and maps – and inclusive of all prior amendments.

NOW, HAVING COMPLIED WITH ALL PROCEDURAL REQUIREMENTS, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

- 1. All prior amended versions of the Strategic Land Use Plan of the St. Louis Comprehensive Plan are ratified.
- 2. Having conducted a Public Hearing, Amendment #16 Part 1 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan -- as shown on the tables and maps -- is hereby adopted and approved.
- 3. The Director of Planning of the Planning and Urban Design Agency is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of action and of the copies and distribute copies of the materials to the Board of Alderman, the City Register, the Recorder of Deeds and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan of the St. Louis Comprehensive Plan.

Attachment A

Proposed Amendment #16 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan

The City of St. Louis Planning Commission is holding a Public Hearing on Wednesday, March 2, 2016 at 5:30 p.m. at 1520 Market St., Suite 2000 regarding Amendment #16 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan at its regular meeting.

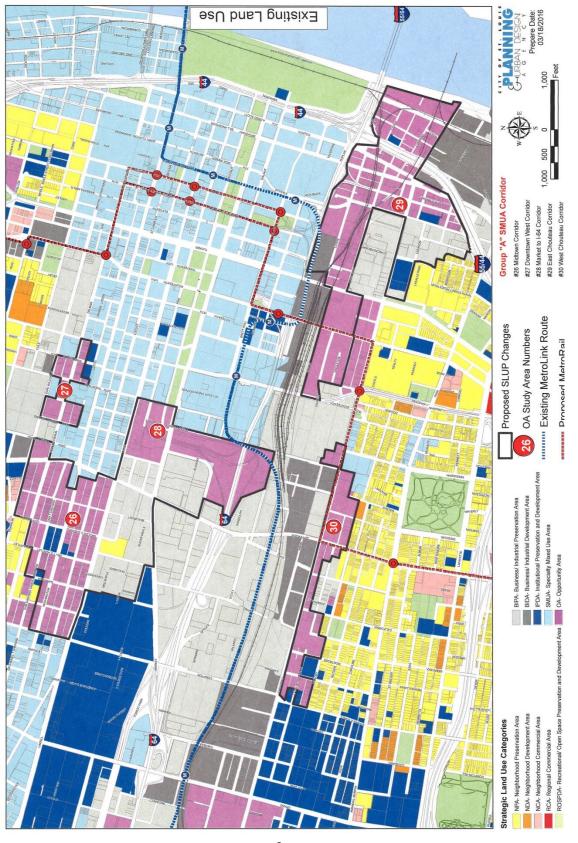
The SLUP is the City's general land use plan that covers the entire City. It categorizes each city block into one (sometimes more) broad land use/development category, known as a Strategic Land Use Category.

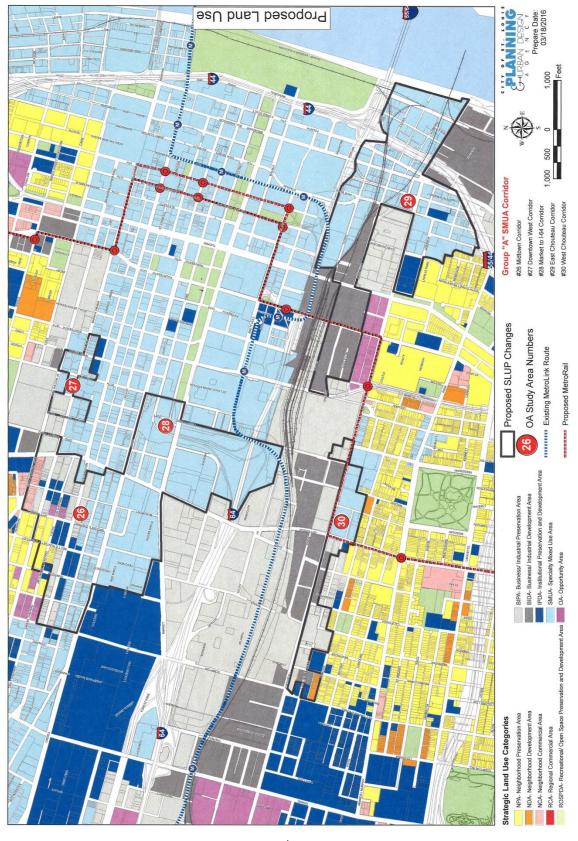
A table summarizing the proposed changes for the area is attached as Attachment A. Background information and recommendations are provided in the related PDA Resolution PDA-155-04-Strategic Land Use Plan Amendment #16.

Written and oral comments on proposed Amendment #16 can be made at the Public Hearing. Comments also can be made prior to the public hearing in care of Dick Zerega by e-mail at zeregad@stlouis-mo.gov, by mail at Dick Zerega Planning & Urban Design Agency, 1520 Market St., Suite 2000, St. Louis, MO 63103, or by fax at 314-613-7014. These comments will be forwarded to the Planning Commission for its review at the Public Hearing and before a vote on proposed Amendment #16. For further information, please contact Dick Zerega at 314-657-3871

Attachment A Strategic Land Use Map Changes – Amendment 16 SMUA Corridors – March 2016

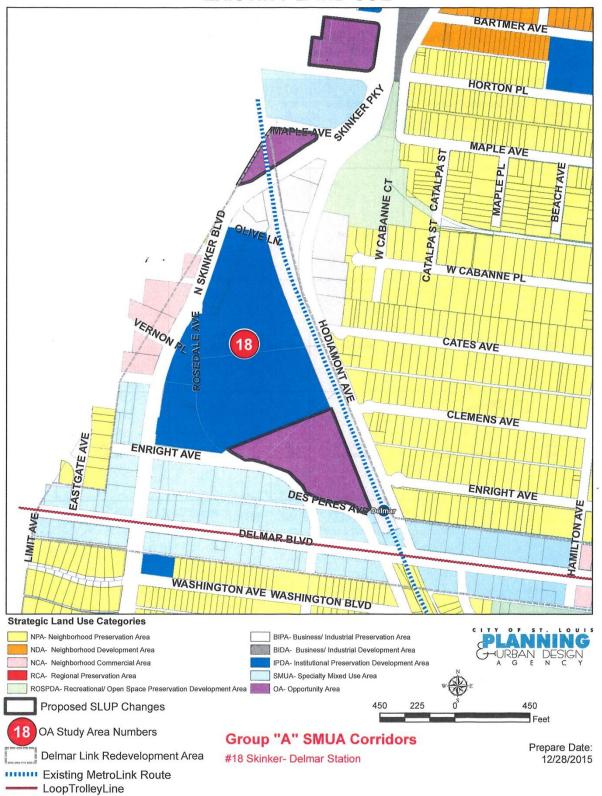
Loc. Item #	Description of Area	Neighborhood Name	Nbr #	Current SLUP	Proposed SLUP
	SMUA CORRIDORS				
OA #26	Midtown Corridor	Midtown Jeff Vanderlou Downtown West	37 59 36	OA BIPA NPA	SMUA BIPA IPDA NPA NCA OA
OA #27	Downtown West Corridor	Downtown West	36	OA	SMUA BIPA
OA #28	Market to I-64 Corridor	Downtown West	36	OA BIPA	SMUA
OA #29	East Chouteau Corridor	Laffayette Square Downtown West	32 36	OA BIDA	SMUA BIDA OA
OA #30	West Chouteau Corridor	The Gate District	31	ОА	BIPA BIDA IPDA NDA

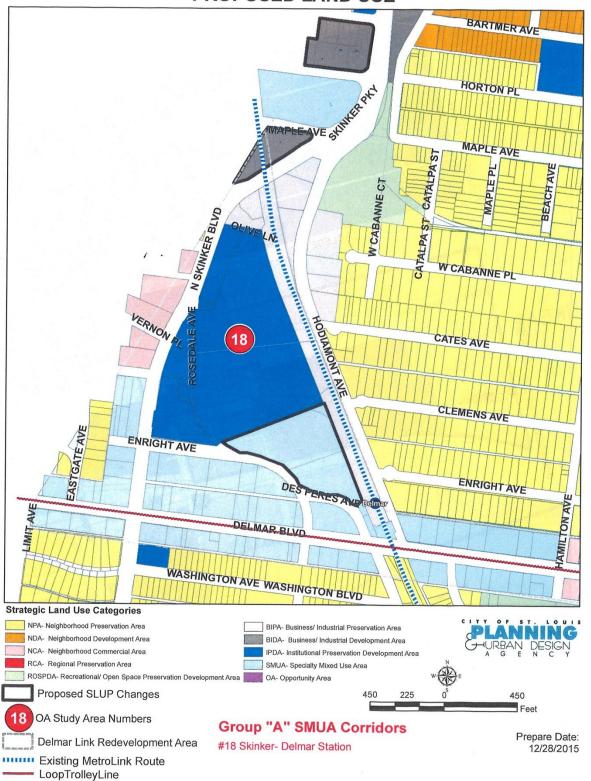


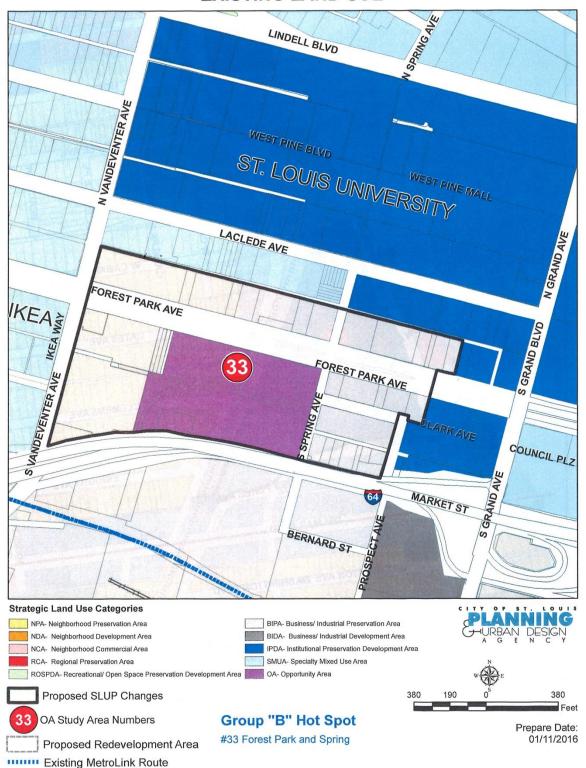


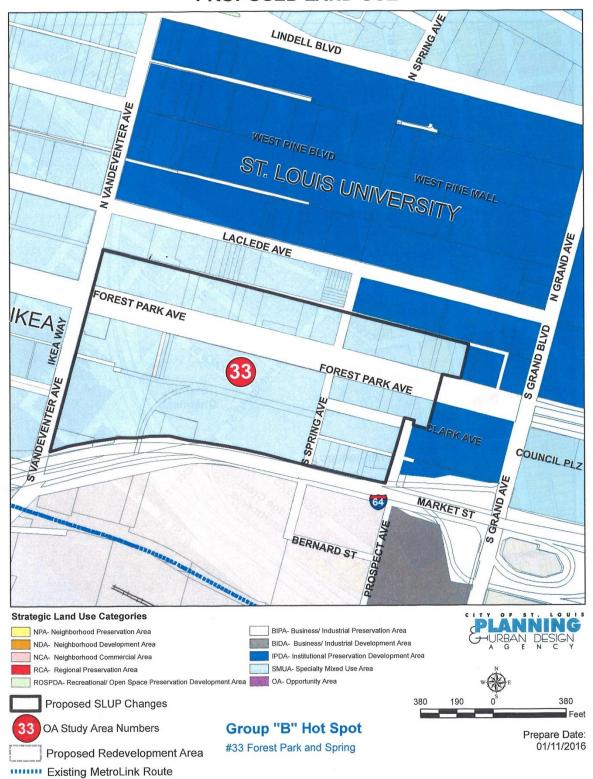
Attachment A Strategic Land Use Map Changes – Amendment 16 SMUA Nodes – March 2016

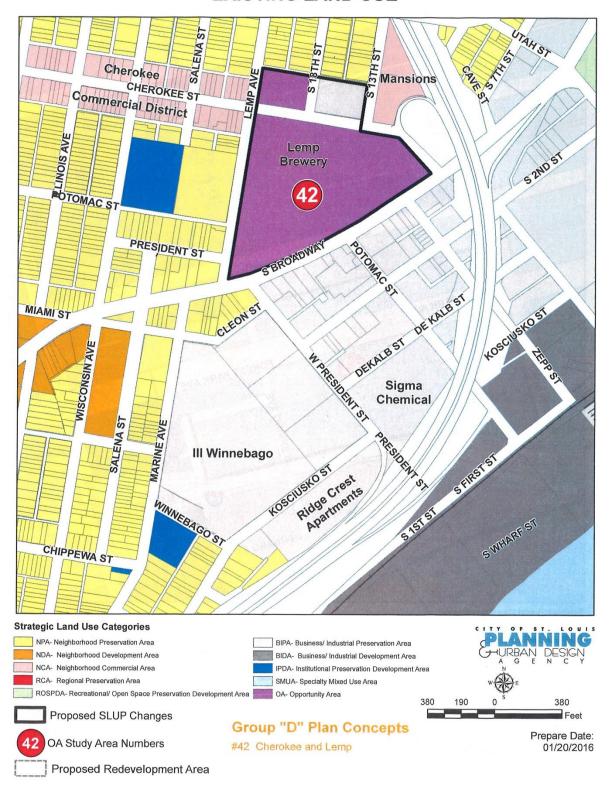
Loc Item #	Description of Area	Neighborhood Name	Nbr #	Current SLUP	Proposed SLUP	
	SMUA NODES					
OA #18	Skinker Delmar Station	West End	48	OA IPDA	SMUA BIDA IPDA	
OA #33	Forest Park & Spring	Midtown	37	OA BIPA	SMUA	
OA #42	Cherokee & Lemp	Marine Villa Benton Park	18 22	OA BIPA	SMUA NCA	













Attachment A Strategic Land Use Map Changes – Amendment 16 General Items – March 2016

Loc Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block	Current SLUP	Proposed SLUP	PDA #	
1	Industrial development 1300 & 1250 S 3 rd (Kirberg Roofing & Public Storage)	Kosciusko	20	47 202	BIDA	BIPA	084-10-SUD	
2	Industrial development 2713-2839 Chouteau (Federal Express, Auto Plus Auto parts, Andy's Seasoning)	Midtown	37	2250 2259	BIDA	BIPA	197-05-RDM	
3	Residential & commercial development / redevelopment 3900-4017 Delmar (Freedom Place Veteran Apartments, SF houses & Happy Spirit Adult Day Care)	Vandeventer	58	3752 3753	NDA	NPA	155-04-CMP	
4	Institutional development 1500 Park (A T Still University of Health Science)	Peabody Darst Webbe	33	1251	NDA	IPDA	017-08-REZ	
5	Adjacency Rule Open space preservation Soulard Dog Park 821Park (LaSalle Park Redev. Corp.)	LaSalle Park	34	464.04	BIPA	ROSPA	038-13-REZ	
6	Industrial development Manufacturing addition 2524-2630 Glasgow (Sensient Colors Inc.)	JeffVanderLou	59	1898	BIDA	BIPA	045-15-REZ	

